

SIGNIFICANT RETAIL OPPORTUNITY IN SE CALGARY

**UNIT #19035
1,109 SQ. FT.**



**SETON EXPERIENCE
- MARKET STREET**

JUNCTION AT MARKET AND MAIN JUNCTION 21

3858 Market Street SE
Calgary, AB

Brookfield
Residential

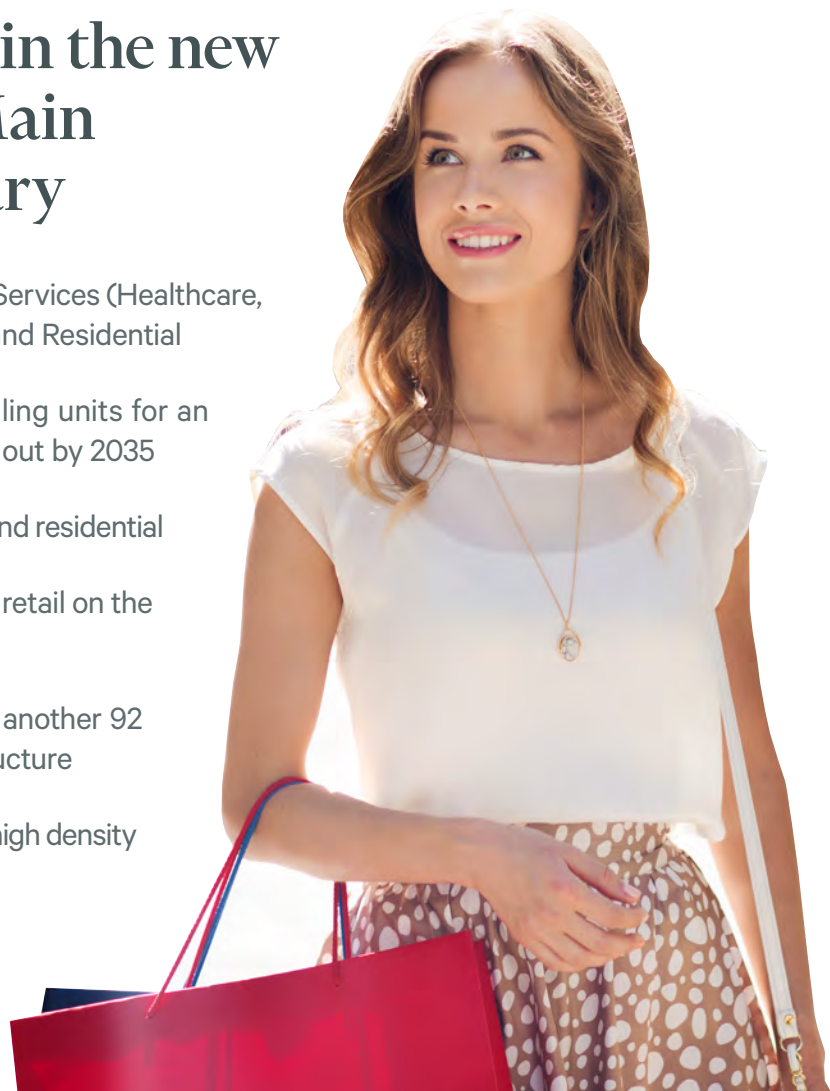
CBRE

Highlights

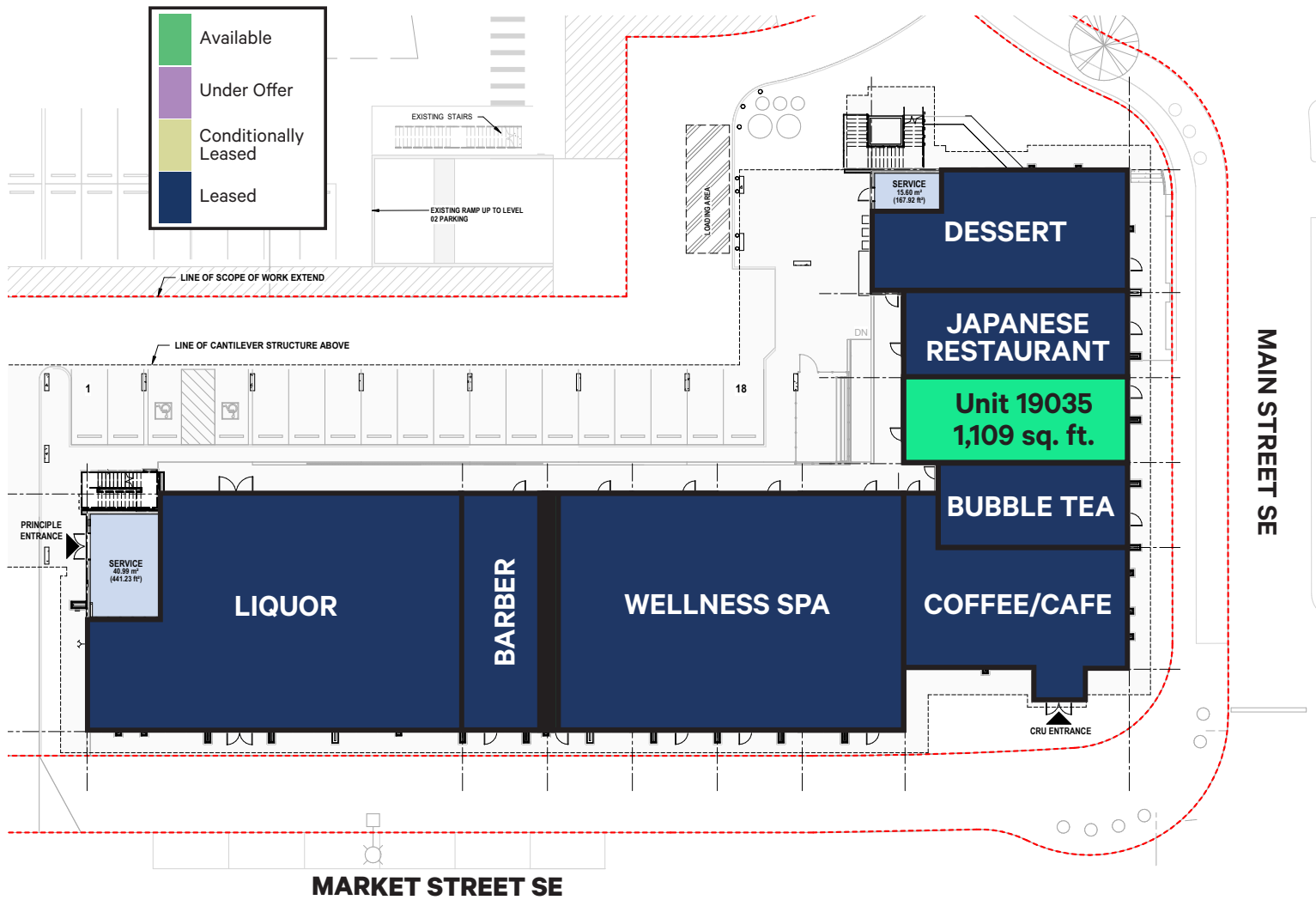


Prime retail opportunity in the new Junction at Market and Main development in SW Calgary

- Community uses include Retail, Employment, Public Services (Healthcare, Emergency Services, LRT, Education & Recreation) and Residential
- 675 acre residential community adding 8,300 dwelling units for an expected population of 17,500 with anticipated build out by 2035
- Market Street uses include grocery, retail, restaurant and residential
- Block A is a mixed used building with 16,577 sq. ft. of retail on the main floor
- 20 parking stalls allocated for retail customers, with another 92 allocated for the building in the adjacent parking structure
- 2 stories of residential above and surrounded by other high density mixed use buildings



Junction 21



Space Available

Unit 19035 - 1,109 sq. ft.

BASIC RENT - Market

OP COSTS & TAXES - TBD

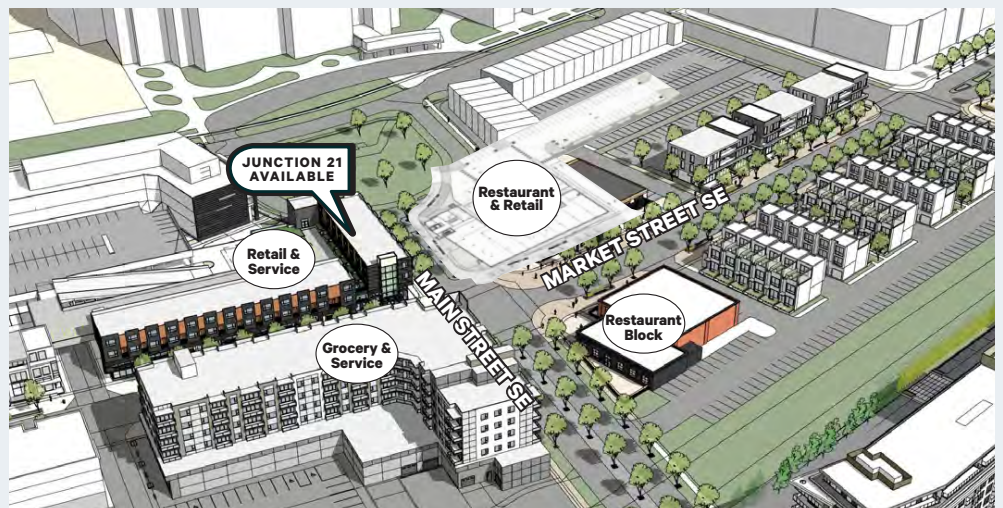
SIGNAGE - Fascia

COMMENCEMENT -

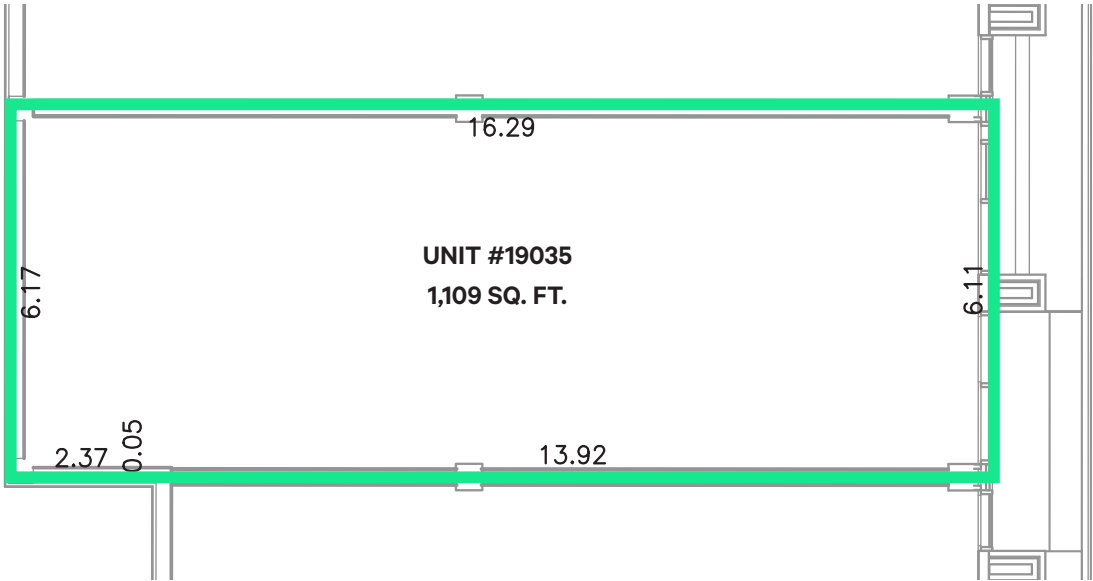
Unit 19015 - 30 days notice

Unit 19035 - Immediate

TERM - 10 years



Junction 21 Photos



Land Use Overview

MARKET STREET

- 155,000 sq. ft. multi tenant retail space
- 236 assisted living units
- 450 condo/townhouse units
- 100,000 sq. ft. medical office (Front Street)

RECREATIONAL

- Brookfield Residential YMCA & Public Library, JCS (CBE) High School, 16 acre Regional Park

MULTI FAMILY RESIDENTIAL

- 1,000+ multi family residential units

PUBLIC SERVICES

- 2 LRT (Greenline) Park & Ride Stations
- Multi-services facility (Police, Fire, ABS, CNS)

EMPLOYMENT DISTRICT

- Up to 1.5 million sq. ft. of office space
- Seniors Village (311 unit supportive living & 170 units assisted and independent living)

GATEWAY DISTRICT

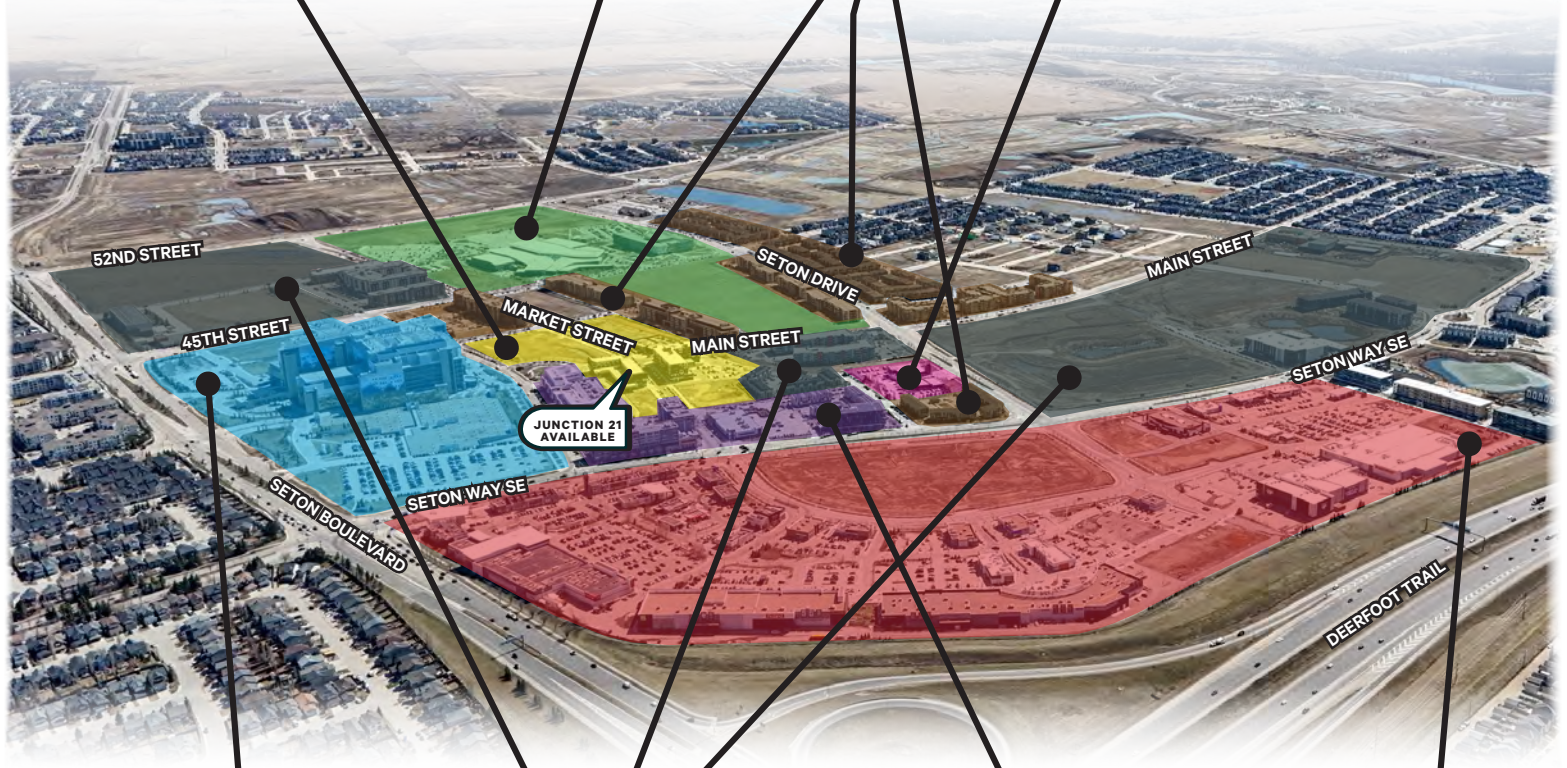
- 225 room Marriot Hotel
- 117 room Microtel Hotel
- 25,000 sq. ft. retail

SOUTH HEALTH CAMPUS

- Phase 1 - 1.7 million sq. ft. offering 130 + programs/services, 265 beds, typically 3,800 staff on site at any given time
- Phase 2 (future) - capacity upgraded to 695 beds, 5500 staff

REGIONAL RETAIL & DESIGN DISTRICT

- 700,000 sq. ft. of regional and local oriented retail space



Aerial Views

Looking North



Looking West



Looking East



Junction at Market and Main

Junction 88 - Photo



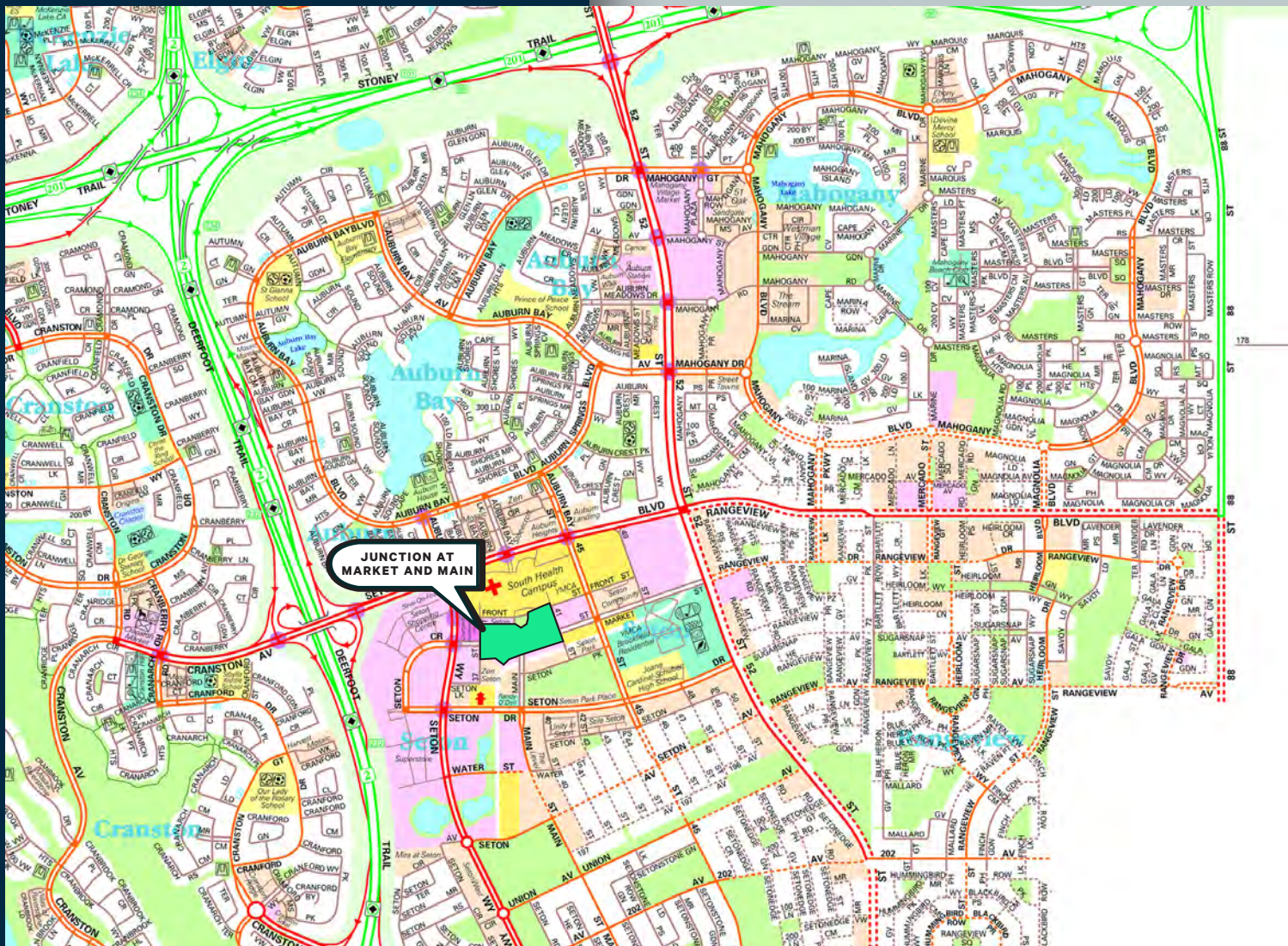
Block B - Rendering



Block C - Photo



Area & Nearby



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Brookfield
Residential